

CITY of YANKTON
PLANNING COMMISSION MEETING MINUTES
for
July 10, 2023

Chairwoman Specht called the meeting to order at 5:30PM.

ROLL CALL:

Present: Evie Sime, Warren Erickson, Dave Carda, Marc Mooney, Lynn Peterson, Chairwoman Specht.

Unable to attend: Steve Pier, Brad Wenande and City Commissioner Liaison Schramm

Arrival time of John Kraft at 5:33PM noted in minutes.

Chairwoman Specht acknowledged others in attendance and asked them if they wished to address the Planning Commission about any item that is not on the agenda. They did not.

MINUTES – May 8, 2023

23-16 **MOTION** - It was moved by Commissioner Mooney and seconded by Commissioner Sime to approve the minutes from May 8, 2023.

VOTE - Voting “Aye” – all members present. Voting “Nay” – none.

MOTION – PASSED

CONSENT ITEMS

None.

OLD BUSINESS:

None.

ADJOURN SINE DIE:

Chairwoman Specht asked if there was a motion to Adjourn Sine Die.

23-17 **MOTION** - It was moved by Commissioner Sime and seconded by Commissioner Carda to Adjourn Sine Die.

ROLLCALL VOTE:

VOTE - Voting “Aye” – all members present. Voting “Nay” – none.

MOTION – PASSED

Welcome returning Planning Commission members Evie Sime, Marc Mooney and Brad Wenande. City Commissioner Mason Schramm has been reappointed by the Mayor and City Commission to serve another year as the Planning Commission's liaison to the City Commission.

Commissioner John Kraft arrived.

ROLL CALL:

Present: John Kraft, Evie Sime, Lynn Peterson, Warren Erickson, Marc Mooney, Dave Carda, Chairwoman Specht.

Unable to attend: Steve Pier, Brad Wenande and City Commissioner Liaison Schramm.

ELECTION OF CHAIRMAN AND VICE-CHAIRMAN:

Mr. Mingo asked if there were any nominations for Chair and or/ vice-chair.

Commissioner Carda nominated Deb Specht for Planning Commission Chairwoman and nominated Brad Wenande for Planning Commission Vice-Chair and further moved that all nominations cease, and a unanimous ballot be cast.

- 23-18 **MOTION** - It was moved by Commissioner Carda and seconded by Commissioner Peterson to cease nominations for Planning Commission Chair and Vice-Chair and elect Deb Specht and Brad Wenande as Chair and Vice-Chair.

ROLLCALL VOTE: Voting "Aye" - Kraft, Sime, Peterson, Erickson, Mooney, Carda, Specht. Voting "Nay" - none.

MOTION – PASSED

NEW BUSINESS:

1. **Action Item** - Plat review of Lots 17, 18, 19, 77, 78 and 79, Crestview Homes Subdivision in the NE 1/4 of Section 21, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Location, the South side of the 100 Block of Orchid Drive. White Cranes Estates, owner.

Mr. Mingo stated this plat is not eligible as an administrative plat, we ask going forward, the subdivision plan be considered an approved preliminary plat, therefore making subsequent plats eligible for administrative approval.

Chairwoman Specht asked about the green space south of Lot 17. Mr. Mingo stated he is not aware of a green space plan, and that the city's review jurisdiction is only for extension of the street grid.

- 23-19 **MOTION** - It was moved by Commissioner Sime and seconded by Commissioner Erickson to recommend approval of the proposed plat and approval of the unplatted parcels as a preliminary plat.

ROLLCALL VOTE: Voting “Aye” - Peterson, Kraft, Sime, Erickson, Mooney, Carda, Chairwoman Specht. Voting “Nay” - none.

MOTION - PASSED

2. **Action Item** - Plat review of Lots 1, 2 and 3 in Block 17 of Ridgeway North Subdivision to the City of Yankton, South Dakota. Location, the North side of the 800 block of East 29th Street. Kirby Hofer Construction Company Inc., owner.

Mr. Mingo stated the proposed plat creates three additional lots on the north side of East 29th Street.

Chairwoman Specht asked for clarification that the proposed plat was not adjacent to the Early Childhood Development Center. Mr. Mingo stated that was correct.

- 23-20 **MOTION** - It was moved by Commissioner Mooney and seconded by Commissioner Peterson to recommend approval of the proposed plat.

ROLLCALL VOTE: Voting Aye - Carda, Erickson, Sime, Kraft, Peterson, Mooney and Chairwoman Specht. Voting “Nay” - none.

MOTION - PASSED

3. **Action Item** - Consideration of a “Special Permit” for a commercial parking lot in a residence zone adjacent to a commercial district. Address 408 Burleigh Street. Yankton Real Estate, LLC, owner. This is a Quasi-Judicial action.

Mr. Mingo stated location was previously an apartment building and portions of the area considered were already used as a parking lot. Property owners within 350 ft. have received notice of the request. The applicant will include a retaining wall to the north and hedge on top to shield business activities.

Commissioner Sime asked as zoned; what else could become of the location. Mr. Mingo stated only a parking lot or residential. Anything else the location would need to be rezoned. This is not a rezoning so the proposal would not allow any activity on the site other than parking.

Chairwoman Specht asked about the Southeast parking lot. Mr. Mingo stated this would stay as additional parking lot space.

At this time Jeff Nelson owner of Total Stop took the podium to give an overview of the parking lot proposal and take questions from the Planning Commission. Mr. Nelson stated that the proposal is just to pave what is currently gravel. The site does not have the space for truck access and the Total Stop does not have pumps for big trucks. There is an agreement in place that the residents of the apartments to the north will be able to use the north row of the parking area for their vehicles.

Chairwoman Specht asked about flood plan in the location. Mr. Mingo stated the remapping validates the proposal.

Commissioner Sime asked about a drive coming off Burleigh Street. Mr. Nelson stated there would be no change to street access, it would remain the same.

- 23-21 **MOTION** - It was moved by Commissioner Erickson and seconded by Commissioner Peterson to recommend approval of the special permit for a parking lot in a residence district be approved. **ROLLCALL VOTE:** Voting Aye - Erickson, Sime, Kraft, Peterson, Mooney, Carda and Chairwoman Specht. Voting "Nay" – none.
MOTION – PASSED

4. **Action Item** - Review of the draft Five Year Capital Improvement Plan. City Manager, Amy Leon.

City Manager Amy Leon approached the podium at this time and provided highlights of the Five Year Capital Improvement Plan to the Planning Commission.

Commissioner Carda asked about where the initial funds for the TID 12 will come from. City Manager Leon stated it would be from multiple sources based on the individual infrastructure components.

Chairwoman Specht questioned the four sets of bleachers per year. City Manager Leon stated the bleachers are in need to be updated as ADA compliant. The city will purchase a few every year until all have been replaced.

Commissioner Mooney questioned the city costs with the Summit Activities Center. City Manager Leon stated there are formulas for determining shared costs based on location and use in the building. Future discussions with Dr. Wayne Kindle to clarify the agreement of shared costs of the Summit Activity Center are planned.

Chairwoman Specht complimented the work completed at West Side Park including the addition to bilingual and ASL interactive signs.

Commissioner Sime asked about turf cost associated with River Side Park. City Manager Leon mentioned the amount references the softball fields and the projects may or may not occur, Todd Larson is looking for partnerships.

Commissioner Specht asked about the 15th Street from Summit Street to Dakota Street project being pushed back. City Manager Leon stated its private development driven and it would remain on the radar as part of the long-term plan.

City Manager Amy Leon thanked the Planning Commission. There were no further questions from the Planning Commission.

- 23-22 **MOTION** - It was moved by Commissioner Erickson and seconded by Commissioner Peterson to recommend approval of the draft Five Year Capital Improvement Plan as presented.
ROLLCALL VOTE: Voting Aye - Sime, Kraft, Peterson, Mooney, Carda, Erickson, Chairwoman Specht. Voting "Nay" – none.
MOTION – PASSED

OTHER BUSINESS:

June 2023 Building Report review. Mr. Mingo acknowledged a typo on the agenda for the incorrect month of July typed for the building report. Mr. Mingo stated we have had huge building projects come through. Our current mid-year valuation exceeds the previous all-time record for a full year. Several large building projects are still expected this year. Single-family housing starts are slow, but we are exceeding in multifamily builds.

Commissioner Specht asked about construction date of Lewis and Clark Behavioral Health Facility. Mr. Mingo stated no date is yet confirmed.

ADJOURNMENT:

- 23-23 **MOTION** – It was moved by Commissioner Sime and seconded by Commissioner Erickson to adjourn at 6:35 PM.
VOTE - Voting "Aye" - all members present. Voting "Nay"-- none.
MOTION - PASSED

Respectfully submitted,



Dave Mingo, Secretary